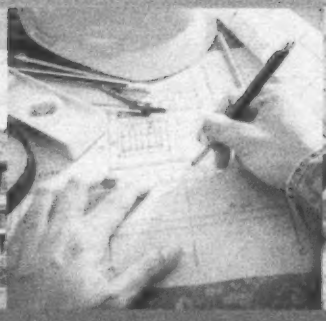
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Sudbury CMA

Date Released: Fourth Quarter 2015



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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insights***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insights*** will be released shortly.

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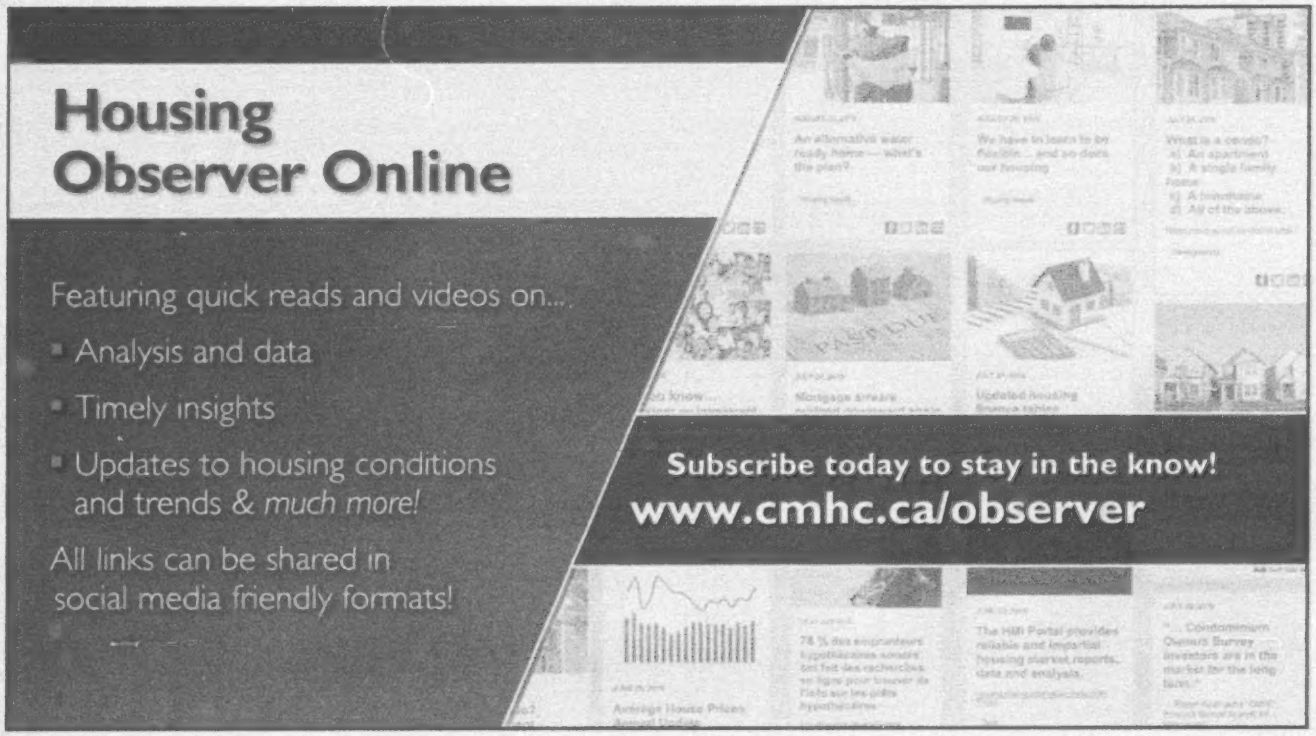
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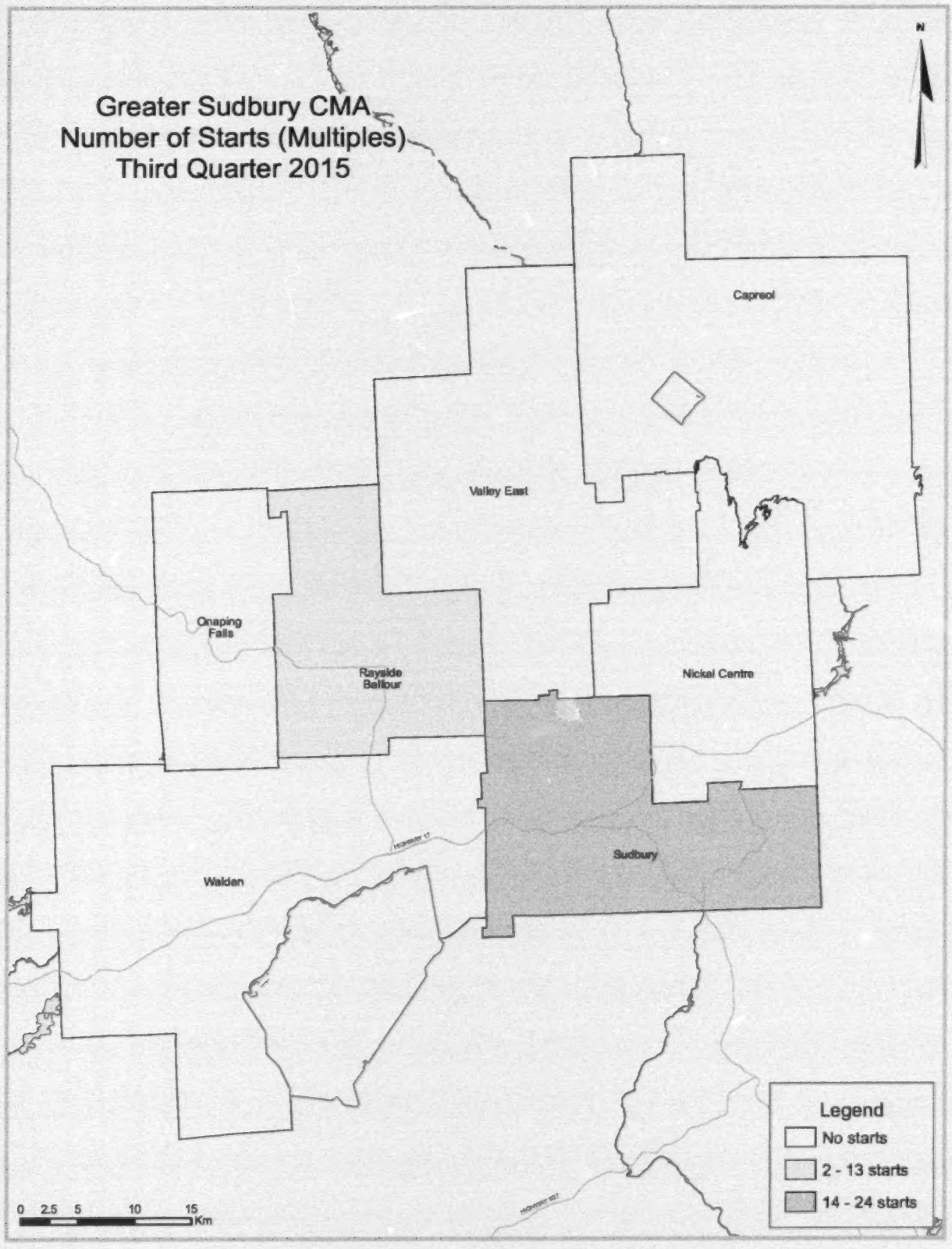
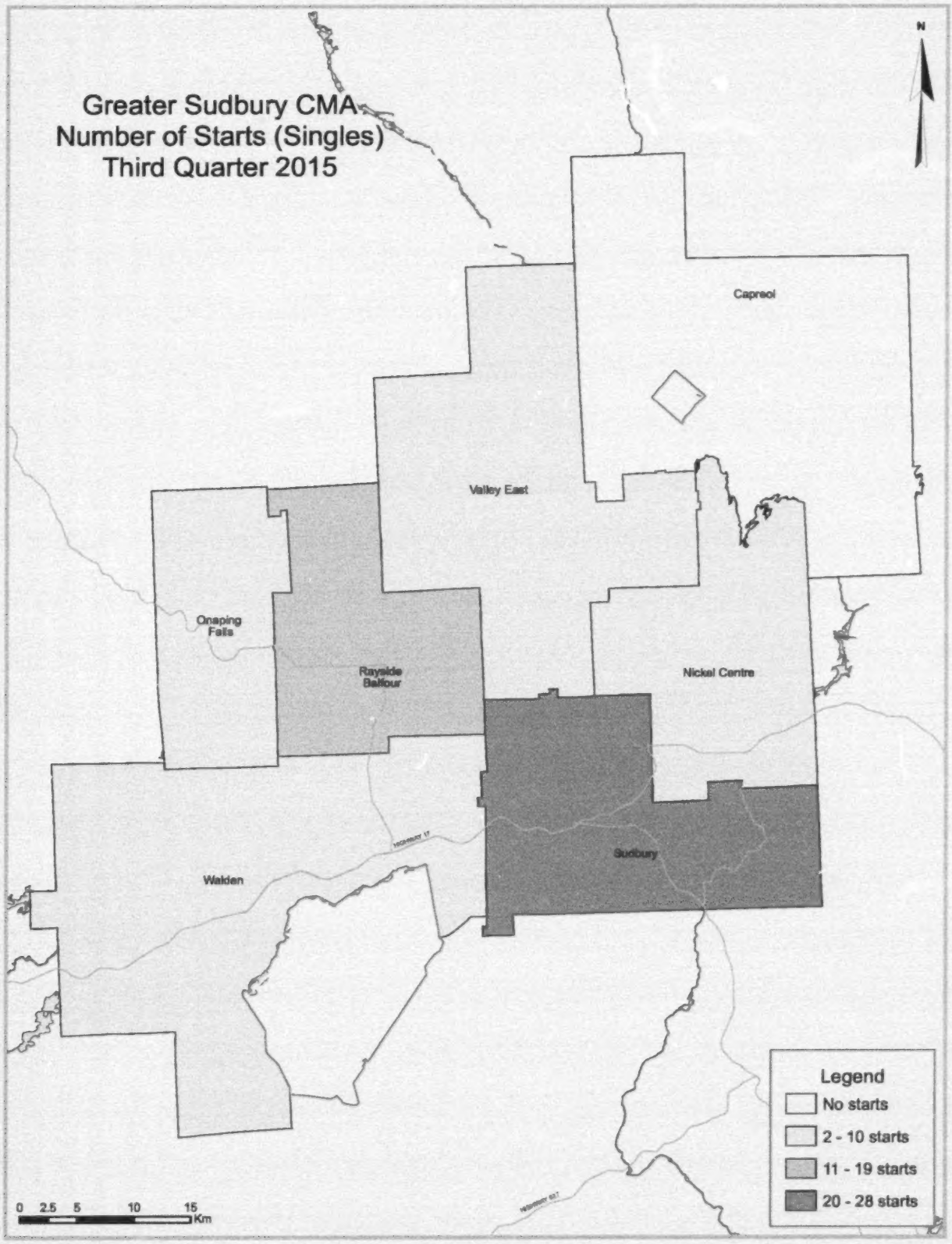
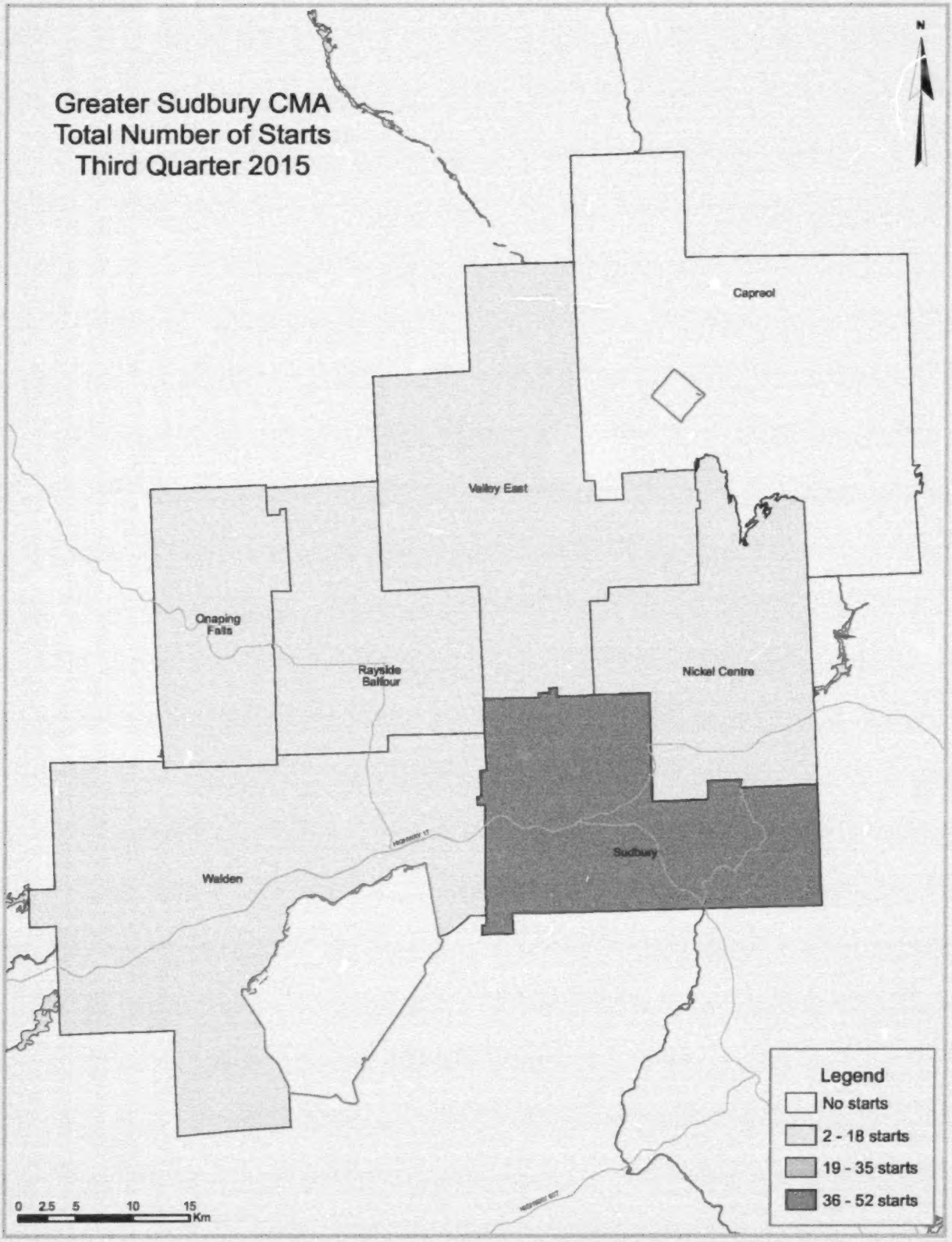
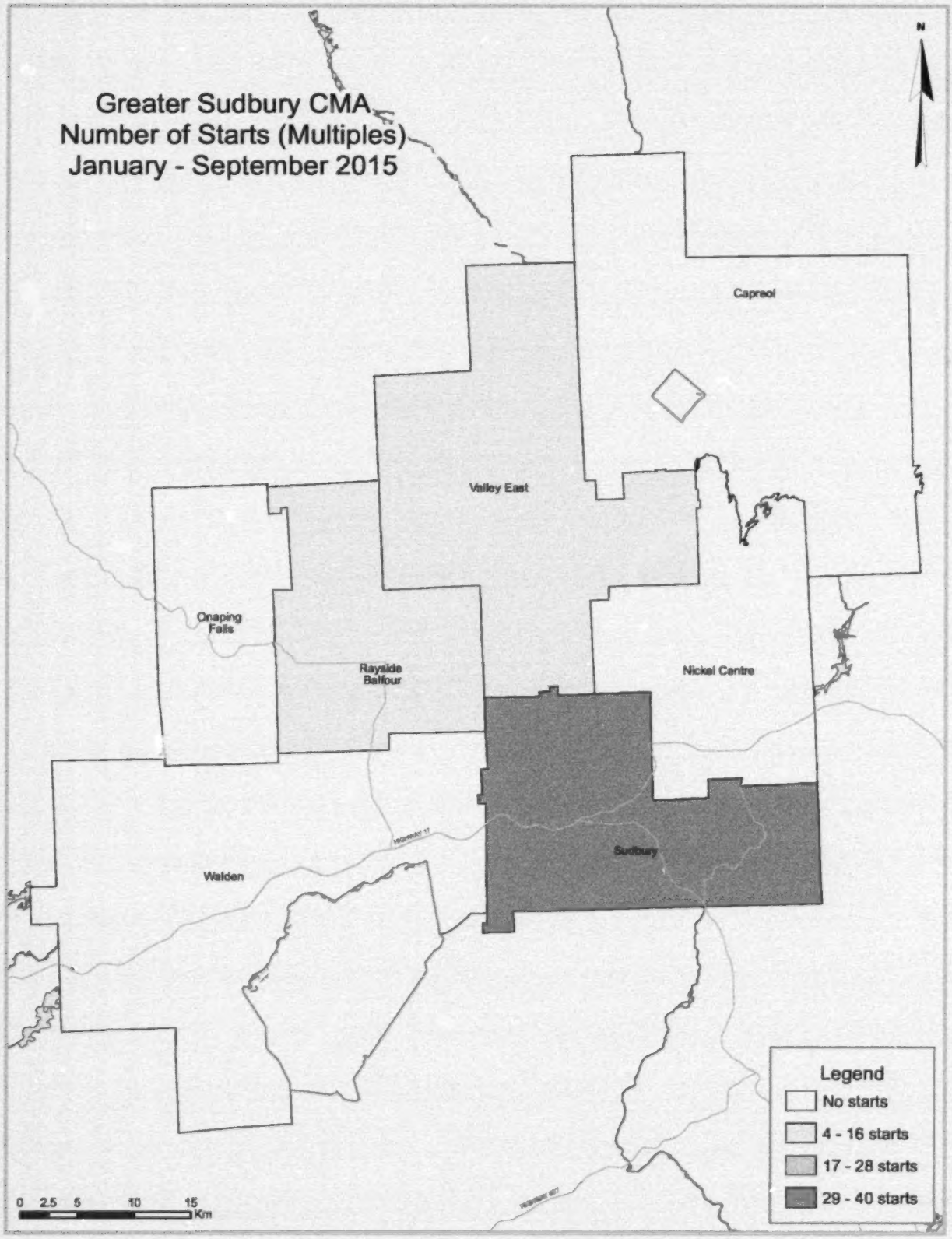
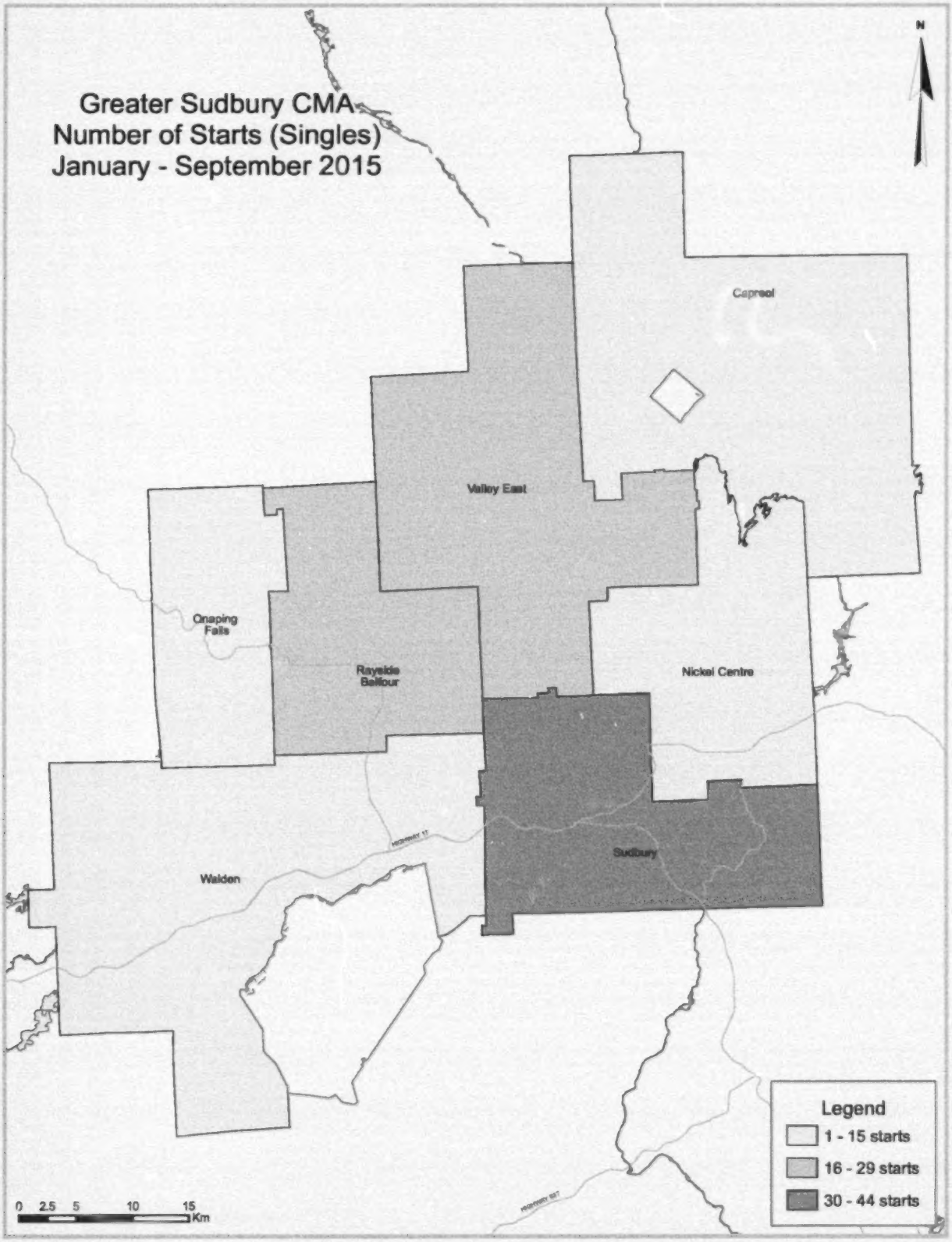
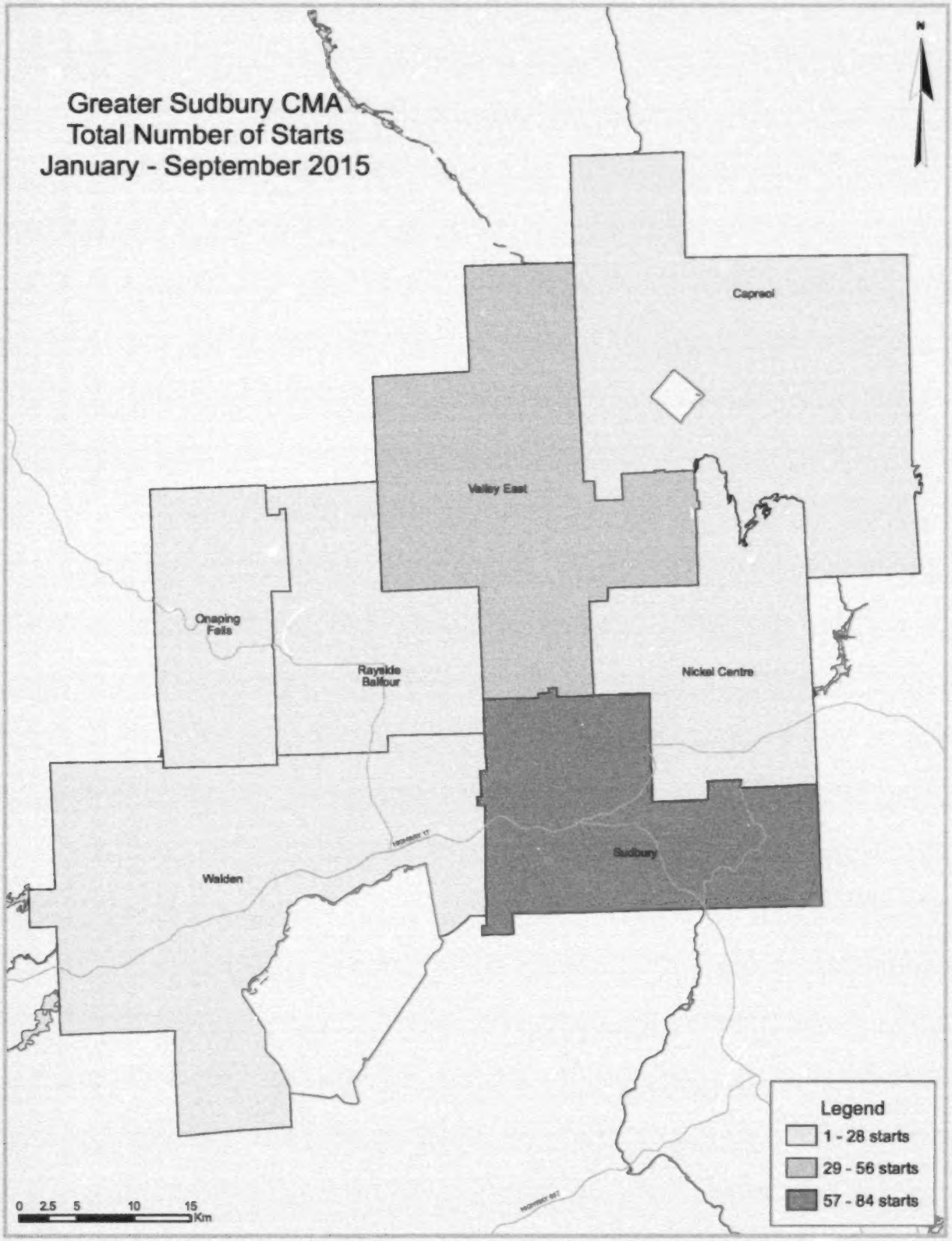

Greater Sudbury CMA
Number of Starts (Multiples)
Third Quarter 2015
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
2 - 13 starts
14 - 24 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
Third Quarter 2015
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
2 - 10 starts
11 - 19 starts
20 - 28 starts
0 2.5 5 10 15 Km


Greater Sudbury CMA
Total Number of Starts
Third Quarter 2015
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
2 - 18 starts
19 - 35 starts
36 - 52 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Multiples)
January - September 2015
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
4 - 16 starts
17 - 28 starts
29 - 40 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
January - September 2015
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
1 - 15 starts
16 - 29 starts
30 - 44 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Total Number of Starts
January - September 2015
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
1 - 28 starts
29 - 56 starts
57 - 84 starts
0 2.5 5 10 15
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)
Third Quarter 2015

Greater Sudbury CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2013	2014	July 2015	Aug. 2015	Sept. 2015	July 2015	Aug. 2015	Sept. 2015
Single-Detached	208	172	158	166	210	120	93	127
Multiples	223	99	120	24	168	72	76	104
Total	431	271	278	190	378	192	169	231

	Quarterly SAAR		Actual			YTD		
	2015 Q2	2015 Q3	2014 Q3	2015 Q3	% change	2014 Q3	2015 Q3	% change
Single-Detached	112	161	77	67	-13.0%	125	106	-15.2%
Multiples	104	104	45	26	-42.2%	57	52	-8.8%
Total	216	265	122	93	-23.8%	182	158	-13.2%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Greater Sudbury CMA
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2015	67	10	6	0	8	0	0	2	93
Q3 2014	77	22	0	0	0	0	18	5	122
% Change	-13.0	-54.5	n/a	n/a	n/a	n/a	-100.0	-60.0	-23.8
Year-to-date 2015	106	12	8	0	18	0	2	12	158
Year-to-date 2014	125	26	0	0	0	0	18	13	182
% Change	-15.2	-53.8	n/a	n/a	n/a	n/a	-88.9	-7.7	-13.2
UNDER CONSTRUCTION									
Q3 2015	108	28	6	0	18	0	9	196	365
Q3 2014	110	32	0	0	0	0	22	268	432
% Change	-1.8	-12.5	n/a	n/a	n/a	n/a	-59.1	-26.9	-15.5
COMPLETIONS									
Q3 2015	31	8	7	0	0	0	18	0	64
Q3 2014	42	14	0	0	0	0	4	14	74
% Change	-26.2	-42.9	n/a	n/a	n/a	n/a	**	-100.0	-13.5
Year-to-date 2015	82	14	7	0	0	0	30	15	148
Year-to-date 2014	135	26	0	0	8	0	6	50	225
% Change	-39.3	-46.2	n/a	n/a	-100.0	n/a	**	-70.0	-34.2
COMPLETED & NOT ABSORBED									
Q3 2015	3	0	7	0	0	0	n/a	n/a	10
Q3 2014	9	1	0	0	1	0	n/a	n/a	11
% Change	-66.7	-100.0	n/a	n/a	-100.0	n/a	n/a	n/a	-9.1
ABSORBED									
Q3 2015	31	8	0	0	0	0	n/a	n/a	39
Q3 2014	44	14	0	0	0	0	n/a	n/a	58
% Change	-29.5	-42.9	n/a	n/a	n/a	n/a	n/a	n/a	-32.8
Year-to-date 2015	84	14	0	0	0	0	n/a	n/a	98
Year-to-date 2014	129	26	0	0	8	14	n/a	n/a	177
% Change	-34.9	-46.2	n/a	n/a	-100.0	-100.0	n/a	n/a	-44.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Greater Sudbury CMA									
Q3 2015	67	10	6	0	8	0	0	2	93
Q3 2014	77	22	0	0	0	0	18	5	122
North Bay									
Q3 2015	21	2	0	0	0	0	0	3	26
Q3 2014	27	0	0	0	0	0	0	4	31
Sault Ste. Marie									
Q3 2015	30	4	7	0	0	0	0	0	41
Q3 2014	33	2	4	0	0	0	0	12	51
Timmins									
Q3 2015	7	0	0	0	0	0	0	8	15
Q3 2014	18	0	0	0	0	0	0	0	18
Elliot Lake									
Q3 2015	0	0	0	0	0	0	0	0	0
Q3 2014	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q3 2015	4	0	0	0	0	0	0	0	4
Q3 2014	9	0	0	0	0	0	0	0	8
West Nipissing									
Q3 2015	16	2	0	0	0	0	0	0	18
Q3 2014	14	2	0	0	0	0	0	4	20
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q3 2015	108	28	6	0	18	0	9	196	365
Q3 2014	110	32	0	0	0	0	22	268	432
North Bay									
Q3 2015	50	2	3	0	0	0	0	11	66
Q3 2014	53	2	3	0	0	0	0	4	62
Sault Ste. Marie									
Q3 2015	58	8	7	0	0	0	0	49	122
Q3 2014	65	10	23	0	0	0	0	51	149
Timmins									
Q3 2015	8	0	0	0	0	0	0	8	16
Q3 2014	14	0	0	0	0	0	0	30	44
Elliot Lake									
Q3 2015	0	0	0	0	0	0	0	0	0
Q3 2014	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q3 2015	5	0	0	0	0	0	0	0	5
Q3 2014	7	0	0	0	0	0	0	0	7
West Nipissing									
Q3 2015	13	2	0	0	0	0	0	0	15
Q3 2014	14	4	0	0	0	0	0	0	18

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Greater Sudbury CMA									
Q3 2015	31	8	7	0	0	0	18	0	64
Q3 2014	42	14	0	0	0	0	4	14	74
North Bay									
Q3 2015	14	0	0	0	0	0	0	0	14
Q3 2014	14	0	0	0	0	0	0	0	14
Sault Ste. Marie									
Q3 2015	32	0	4	1	0	0	17	4	58
Q3 2014	24	2	0	0	0	0	0	0	26
Timmins									
Q3 2015	3	0	0	0	0	0	0	6	9
Q3 2014	11	0	0	0	0	0	0	0	11
Elliot Lake									
Q3 2015	0	0	0	0	0	0	0	0	0
Q3 2014	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q3 2015	0	0	0	0	0	0	0	0	0
Q3 2014	4	0	0	0	0	0	0	0	4
West Nipissing									
Q3 2015	3	0	0	0	0	0	0	0	3
Q3 2014	8	0	0	0	0	0	0	4	12
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q3 2015	3	0	7	0	0	0	n/a	n/a	10
Q3 2014	9	1	0	0	1	0	n/a	n/a	11
North Bay									
Q3 2015	3	0	0	0	0	0	n/a	n/a	3
Q3 2014	9	0	0	0	0	0	n/a	n/a	9
Sault Ste. Marie									
Q3 2015	9	2	1	0	0	0	n/a	n/a	12
Q3 2014	1	2	0	0	0	0	n/a	n/a	3
Timmins									
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Greater Sudbury CMA									
Q3 2015	31	8	0	0	0	0	n/a	n/a	39
Q3 2014	44	14	0	0	0	0	n/a	n/a	58
North Bay									
Q3 2015	15	0	0	0	0	0	n/a	n/a	15
Q3 2014	15	1	0	0	0	0	n/a	n/a	16
Sault Ste. Marie									
Q3 2015	27	0	9	1	0	0	n/a	n/a	37
Q3 2014	27	0	0	0	0	0	n/a	n/a	27
Timmins									
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q3 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts
Greater Sudbury CMA
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	172	32	7	0	0	0	37	23	271
% Change	-17.3	14.3	75.0	n/a	n/a	n/a	**	-87.5	-37.1
2013	208	28	4	0	0	0	7	184	431
% Change	-29.3	-41.7	n/a	n/a	-100.0	-100.0	-50.0	38.3	-19.6
2012	294	48	0	0	15	32	14	133	536
% Change	-8.4	20.0	n/a	n/a	-25.0	**	-58.8	-18.4	-9.9
2011	321	40	0	0	20	8	34	163	595
% Change	-13.0	**	n/a	n/a	n/a	-46.7	36.0	0.6	3.5
2010	369	4	0	0	0	15	25	162	575
% Change	64.7	-50.0	n/a	n/a	n/a	-44.4	-66.2	38.5	27.8
2009	224	8	0	0	0	27	74	117	450
% Change	-52.2	-75.0	-100.0	n/a	n/a	n/a	**	**	-17.1
2008	469	32	11	0	0	0	8	23	543
% Change	-8.8	23.1	n/a	n/a	-100.0	n/a	33.3	187.5	-7.5
2007	514	26	0	0	33	0	6	8	587
% Change	14.7	44.4	n/a	n/a	n/a	n/a	-45.5	n/a	23.1
2006	448	18	0	0	0	0	11	0	477
% Change	16.7	50.0	-100.0	n/a	n/a	n/a	n/a	n/a	19.3
2005	384	12	4	0	0	0	0	0	400

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
Greater Sudbury CMA	67	77	10	26	14	14	2	5	93	122	-23.8
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	6	6	0	2	0	0	0	3	6	11	-45.5
Onaping Falls Town	2	2	0	0	0	0	0	0	2	2	0.0
Rayside-Balfour Town	16	13	0	6	0	6	2	0	18	25	-28.0
Sudbury City	28	33	10	16	14	4	0	2	52	55	-5.5
Valley East Town	10	15	0	2	0	4	0	0	10	21	-52.4
Walden Town	5	8	0	0	0	0	0	0	5	8	-37.5
North Bay	21	27	2	0	0	0	3	4	26	31	-16.1
Sault Ste. Marie	30	33	4	2	7	4	0	12	41	51	-19.6
Timmins	7	18	0	0	0	0	8	0	15	18	-16.7
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	4	8	0	0	0	0	0	0	4	8	-50.0
West Nipissing	16	14	2	2	0	0	0	4	18	20	-10.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Greater Sudbury CMA	106	125	14	30	24	14	14	13	158	182	-13.2
Capreol Town	1	0	0	0	0	0	0	0	1	0	n/a
Nickel Centre Town	8	11	0	2	0	0	0	3	8	16	-50.0
Onaping Falls Town	3	4	0	0	0	0	0	0	3	4	-25.0
Rayside-Balfour Town	22	22	2	8	0	6	2	0	26	36	-27.8
Sudbury City	44	49	12	18	24	4	4	6	84	77	9.1
Valley East Town	21	30	0	2	0	4	8	4	29	40	-27.5
Walden Town	7	9	0	0	0	0	0	0	7	9	-22.2
North Bay	32	48	2	0	0	0	3	4	37	52	-28.8
Sault Ste. Marie	49	65	4	12	7	7	0	12	60	96	-37.5
Timmins	15	23	0	0	0	0	8	0	23	23	0.0
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	4	10	0	0	0	0	0	0	4	10	-60.0
West Nipissing	17	20	2	2	0	0	0	4	19	26	-26.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Greater Sudbury CMA	14	0	0	14	0	0	2	5
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	3
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	6	0	0	2	0
Sudbury City	14	0	0	4	0	0	0	2
Valley East Town	0	0	0	4	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	3	4
Sault Ste. Marie	7	4	0	0	0	0	0	12
Timmins	0	0	0	0	0	0	8	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	4

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Greater Sudbury CMA	24	0	0	14	2	0	12	13
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	3
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	6	0	0	2	0
Sudbury City	24	0	0	4	0	0	4	6
Valley East Town	0	0	0	4	2	0	6	4
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	3	4
Sault Ste. Marie	7	7	0	0	0	0	0	12
Timmins	0	0	0	0	0	0	8	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	4

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Greater Sudbury CMA	83	99	8	0	2	23	93	122
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	6	8	0	0	0	3	6	11
Onaping Falls Town	2	2	0	0	0	0	2	2
Rayside-Balfour Town	16	15	0	0	2	10	18	25
Sudbury City	44	49	8	0	0	6	52	55
Valley East Town	10	17	0	0	0	4	10	21
Walden Town	5	8	0	0	0	0	5	8
North Bay	23	27	0	0	3	4	26	31
Sault Ste. Marie	41	39	0	0	0	12	41	51
Timmins	7	18	0	0	8	0	15	18
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	4	8	0	0	0	0	4	8
West Nipissing	18	16	0	0	0	4	18	20

Table 2.5: Starts by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Greater Sudbury CMA	126	151	18	0	14	31	158	182
Capreol Town	1	0	0	0	0	0	1	0
Nickel Centre Town	8	13	0	0	0	3	8	16
Onaping Falls Town	3	4	0	0	0	0	3	4
Rayside-Balfour Town	22	26	0	0	4	10	26	36
Sudbury City	62	67	18	0	4	10	84	77
Valley East Town	23	32	0	0	6	8	29	40
Walden Town	7	9	0	0	0	0	7	9
North Bay	34	48	0	0	3	4	37	52
Sault Ste. Marie	59	84	1	0	0	12	60	96
Timmins	15	23	0	0	8	0	23	23
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	4	10	0	0	0	0	4	10
West Nipissing	19	22	0	0	0	4	19	26

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
Greater Sudbury CMA	31	42	8	14	25	4	0	14	64	74	-13.5
Capreol Town	1	0	0	0	0	0	0	0	1	0	n/a
Nickel Centre Town	2	6	2	0	0	4	0	0	4	10	-60.0
Onaping Falls Town	0	2	0	0	7	0	0	0	7	2	**
Rayside-Balfour Town	4	4	0	4	18	0	0	0	22	8	175.0
Sudbury City	14	11	6	10	0	0	0	10	20	31	-35.5
Valley East Town	9	13	0	0	0	0	0	4	9	17	-47.1
Walden Town	1	6	0	0	0	0	0	0	1	6	-83.3
North Bay	14	14	0	0	0	0	0	0	14	14	0.0
Sault Ste. Marie	33	24	2	2	19	0	4	0	58	26	123.1
Timmins	3	11	0	0	0	0	6	0	9	11	-18.2
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	0	4	0	0	0	0	0	0	0	4	-100.0
West Nipissing	3	8	0	0	0	0	0	4	3	12	-75.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Greater Sudbury CMA	82	135	18	28	33	12	15	50	148	225	-34.2
Capreol Town	2	1	0	0	0	0	0	0	2	1	100.0
Nickel Centre Town	8	12	2	0	0	4	3	0	13	16	-18.8
Onaping Falls Town	1	5	0	0	7	0	0	0	8	5	60.0
Rayside-Balfour Town	11	15	4	8	18	0	0	0	33	23	43.5
Sudbury City	38	54	10	20	4	8	4	14	56	96	-41.7
Valley East Town	19	36	2	0	4	0	8	4	33	40	-17.5
Walden Town	3	12	0	0	0	0	0	32	3	44	-93.2
North Bay	30	45	0	2	3	0	0	0	33	47	-29.8
Sault Ste. Marie	62	49	4	6	25	9	4	0	95	64	48.4
Timmins	16	24	0	0	0	12	44	0	60	36	66.7
Elliot Lake	0	1	0	0	0	0	0	0	0	1	-100.0
Temiskaming Shores	6	12	0	0	0	0	0	0	6	12	-50.0
West Nipissing	7	33	4	2	0	0	0	4	11	39	-71.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Greater Sudbury CMA	7	0	18	4	0	0	0	14
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	4	0	0	0	0
Onaping Falls Town	7	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	18	0	0	0	0	0
Sudbury City	0	0	0	0	0	0	0	10
Valley East Town	0	0	0	0	0	0	0	4
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	4	0	15	0	0	0	4	0
Timmins	0	0	0	0	0	0	6	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and		Rental		Freehold and		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Greater Sudbury CMA	7	8	26	4	0	0	15	50
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	4	0	0	3	0
Onaping Falls Town	7	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	18	0	0	0	0	0
Sudbury City	0	8	4	0	0	0	4	14
Valley East Town	0	0	4	0	0	0	8	4
Walden Town	0	0	0	0	0	0	0	32
North Bay	3	0	0	0	0	0	0	0
Sault Ste. Marie	10	9	15	0	0	0	4	0
Timmins	0	0	0	12	0	0	44	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	4

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Greater Sudbury CMA	46	56	0	0	18	18	64	74
Capreol Town	1	0	0	0	0	0	1	0
Nickel Centre Town	4	6	0	0	0	4	4	10
Onaping Falls Town	7	2	0	0	0	0	7	2
Rayside-Balfour Town	4	8	0	0	18	0	22	8
Sudbury City	20	21	0	0	0	10	20	31
Valley East Town	9	13	0	0	0	4	9	17
Walden Town	1	6	0	0	0	0	1	6
North Bay	14	14	0	0	0	0	14	14
Sault Ste. Marie	36	26	1	0	21	0	58	26
Timmins	3	11	0	0	6	0	9	11
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	4	0	0	0	0	0	4
West Nipissing	3	8	0	0	0	4	3	12

Table 3.5: Completions by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Greater Sudbury CMA	103	161	0	8	45	56	148	225
Capreol Town	2	1	0	0	0	0	2	1
Nickel Centre Town	10	12	0	0	3	4	13	16
Onaping Falls Town	8	5	0	0	0	0	8	5
Rayside-Balfour Town	11	23	0	0	22	0	33	23
Sudbury City	48	72	0	8	8	16	56	96
Valley East Town	21	36	0	0	12	4	33	40
Walden Town	3	12	0	0	0	32	3	44
North Bay	33	47	0	0	0	0	33	47
Sault Ste. Marie	73	64	1	0	21	0	95	64
Timmins	16	24	0	0	44	12	60	36
Elliot Lake	0	1	0	0	0	0	0	1
Temiskaming Shores	6	12	0	0	0	0	6	12
West Nipissing	11	35	0	0	0	4	11	39

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Greater Sudbury CMA													
Q3 2015	0	0.0	4	16.0	6	24.0	5	20.0	10	40.0	25	450,000	433,296
Q3 2014	2	7.7	4	15.4	7	26.9	4	15.4	9	34.6	26	410,000	431,017
Year-to-date 2015	2	3.9	7	13.7	13	25.5	8	15.7	21	41.2	51	417,500	443,333
Year-to-date 2014	5	7.5	8	11.9	17	25.4	10	14.9	27	40.3	67	420,000	437,964
North Bay													
Q3 2015	0	0.0	2	33.3	2	33.3	1	16.7	1	16.7	6	-	415,725
Q3 2014	4	50.0	0	0.0	3	37.5	1	12.5	0	0.0	8	-	-
Year-to-date 2015	1	7.1	6	42.9	3	21.4	2	14.3	2	14.3	14	-	415,725
Year-to-date 2014	7	43.8	2	12.5	5	31.3	1	6.3	1	6.3	16	-	-
Sault Ste. Marie													
Q3 2015	4	50.0	0	0.0	0	0.0	2	25.0	2	25.0	8	-	380,500
Q3 2014	2	20.0	2	20.0	3	30.0	0	0.0	3	30.0	10	-	405,760
Year-to-date 2015	10	45.5	2	9.1	3	13.6	3	13.6	4	18.2	22	-	380,500
Year-to-date 2014	3	17.6	4	23.5	5	29.4	0	0.0	5	29.4	17	-	405,760

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2015						
Submarket	**Q3 2015**	**Q3 2014**	**% Change**	**YTD 2015**	**YTD 2014**	**% Change**
Greater Sudbury CMA	433,296	431,017	0.5	443,333	437,964	1.2
North Bay	--	--	n/a	--	--	n/a
Sault Ste. Marie	--	--	n/a	--	--	n/a

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Greater Sudbury Third Quarter 2015										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr[2] (%)	Average Price ($) SA
2014	January	123	-1.6	184	264	362	50.8	240,798	2.2	249,613
	February	140	-5.4	177	284	363	48.8	246,142	-5.4	241,428
	March	153	-8.4	169	357	364	46.4	268,781	5.3	259,112
	April	174	-29.0	144	432	350	41.1	263,020	4.1	254,769
	May	239	-8.8	185	628	448	41.3	256,900	0.5	248,698
	June	243	6.6	180	547	415	43.4	258,395	2.7	250,431
	July	230	11.7	174	538	406	42.9	246,633	-0.7	243,775
	August	200	-18.0	185	430	419	44.2	245,142	0.8	247,435
	September	191	-22.7	171	433	412	41.5	244,222	5.4	250,441
	October	183	-1.1	182	337	357	51.0	228,833	2.8	244,679
	November	164	11.6	208	270	402	51.7	250,438	4.7	253,768
	December	116	11.5	197	198	421	46.8	244,918	0.8	250,073
2015	January	97	-21.1	153	287	408	37.5	231,172	-4.0	239,306
	February	140	0.0	181	318	407	44.5	237,637	-3.5	238,920
	March	174	13.7	181	387	393	46.1	251,493	-6.4	239,872
	April	207	19.0	173	481	383	45.2	245,303	-6.7	237,186
	May	235	-1.7	194	622	451	43.0	250,036	-2.7	240,812
	June	291	19.8	200	556	398	50.3	242,032	-6.3	236,510
	July	232	0.9	189	481	374	50.5	252,800	2.5	248,457
	August	228	14.0	203	419	392	51.8	248,696	1.4	249,105
	September	213	11.5	203	400	383	53.0	241,083	-1.3	247,131
	October									
	November									
	December									
	Q3 2014	621	-10.9		1,401			245,411	2.0	
	Q3 2015	673	8.4		1,300			247,702	0.9	
	YTD 2014	1,693	-9.6		3,913			252,543	1.8	
	YTD 2015	1,817	7.3		3,951			245,528	-2.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Sault Ste. Marie Third Quarter 2015

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr[2] (%)	Average Price ($) SA
2014	January	51	-27.1	81	178	243	33.3	158,318	-5.6	165,325
	February	70	9.4	112	161	247	45.3	159,701	-0.8	168,081
	March	87	-13.9	100	201	220	45.5	183,393	23.3	192,594
	April	92	-8.0	86	280	230	37.4	166,157	12.7	168,034
	May	153	21.4	120	385	257	46.7	176,296	-1.6	163,166
	June	145	2.8	116	363	251	46.2	182,210	13.5	175,876
	July	141	-5.4	107	372	268	39.9	182,125	5.4	168,025
	August	125	-20.4	99	249	233	42.5	163,429	-1.3	161,713
	September	133	9.0	111	269	247	44.9	155,679	-6.3	157,981
	October	129	-3.7	116	206	211	55.0	168,934	3.0	167,147
	November	120	34.8	148	140	242	61.2	147,962	-9.1	156,741
	December	69	35.3	118	100	256	46.1	188,985	38.2	188,507
2015	January	54	5.9	88	162	229	38.4	150,476	-5.0	157,688
	February	82	17.1	127	189	271	46.9	143,902	-9.9	155,738
	March	90	3.4	102	256	257	39.7	165,315	-9.9	171,507
	April	112	21.7	111	314	255	43.5	163,836	-1.4	165,643
	May	157	2.6	124	364	250	49.6	160,119	-9.2	150,882
	June	172	18.6	126	362	231	54.5	172,215	-5.5	165,997
	July	152	7.8	121	308	236	51.3	173,964	-4.5	162,278
	August	141	12.8	115	285	254	45.3	167,141	2.3	165,208
	September	159	19.5	131	245	234	56.0	177,047	13.7	177,692
	October									
	November									
	December									
	Q3 2014	399	-6.8		890			167,453	-0.5	
	Q3 2015	452	13.3		838			172,920	3.3	
	YTD 2014	997	-3.2		2,458			171,215	4.3	
	YTD 2015	1,119	12.2		2,485			166,285	-2.9	

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Source: CREA (MLS®)

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for North Bay Third Quarter 2015										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr[2] (%)	Average Price ($) SA
2014	January	64	33.3	93	140	172	54.1	205,174	-11.9	215,564
	February	47	-16.1	77	140	189	40.7	218,554	-3.3	217,364
	March	80	3.9	86	241	203	42.4	220,209	-4.4	214,804
	April	90	-16.7	74	248	192	38.5	224,074	-3.7	217,823
	May	125	-21.9	85	315	211	40.3	238,314	-1.2	224,429
	June	104	-14.8	81	285	210	38.6	258,148	6.7	243,445
	July	105	-18.6	82	279	216	38.0	211,968	-9.0	213,519
	August	100	-2.9	93	183	184	50.5	236,662	1.5	225,882
	September	115	4.5	102	205	201	50.7	217,010	3.4	224,584
	October	93	3.3	93	168	208	44.7	226,975	4.5	232,795
	November	56	-13.8	84	102	163	51.5	191,452	-9.0	202,964
	December	33	-21.4	62	96	254	24.4	205,586	0.7	220,954
2015	January	63	-1.6	104	172	220	47.3	201,644	-1.7	212,370
	February	70	48.9	105	159	215	48.8	217,784	-0.4	218,062
	March	83	3.8	56	248	200	43.0	238,496	8.3	231,477
	April	117	30.0	90	274	210	42.9	235,515	5.1	228,143
	May	114	-8.8	83	297	197	42.1	230,101	-3.4	216,652
	June	146	40.4	104	276	203	51.2	221,832	-14.1	212,473
	July	150	42.9	108	281	215	50.2	222,192	4.8	220,941
	August	109	9.0	98	218	211	46.4	213,411	-9.8	207,030
	September	105	-8.7	93	190	194	47.9	214,142	-1.3	220,788
	October									
	November									
	December									
	Q3 2014	320	-6.4		667			221,497	-1.8	
	Q3 2015	364	13.8		689			217,240	-1.9	
	YTD 2014	830	-9.1		2,036			227,352	-2.1	
	YTD 2015	957	15.3		2,115			222,564	-2.1	

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Source: CREA (MLS®)

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5d: MLS® Residential Activity for Timmins
Third Quarter 2015

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr[2] (%)	Average Price ($) SA
2014	January	41	-26.8	65	110	155	41.9	160,439	3.2	170,504
	February	58	-13.4	82	94	132	62.1	146,394	-1.8	153,801
	March	61	3.4	73	153	169	43.2	152,580	-4.0	159,220
	April	59	-34.4	65	174	169	38.5	159,931	-4.6	156,094
	May	111	0.0	90	279	186	48.4	170,673	-0.1	162,774
	June	118	21.6	97	277	197	49.2	182,839	13.9	177,718
	July	107	-7.8	87	293	198	43.9	172,121	26.2	163,984
	August	118	21.6	98	200	183	53.6	157,179	12.0	160,265
	September	96	-21.3	78	197	179	43.6	143,690	-15.8	143,842
	October	100	16.3	91	157	174	52.3	156,270	8.6	159,762
	November	51	-36.3	63	127	189	33.3	134,051	-10.8	133,573
	December	45	-6.3	76	85	215	35.3	167,673	8.8	162,300
2015	January	45	9.8	80	144	200	40.0	146,116	-8.9	154,179
	February	56	-3.4	80	133	191	41.9	140,584	-4.0	149,748
	March	85	39.3	105	188	206	51.0	158,174	3.7	162,471
	April	108	83.1	96	210	190	50.5	159,955	0.0	155,596
	May	90	-18.9	76	288	196	38.8	156,066	-8.6	149,717
	June	105	-11.0	81	281	185	43.8	157,584	-13.8	153,949
	July	114	6.5	86	260	186	46.2	163,150	-5.2	163,150
	August	110	-6.8	86	220	189	45.5	178,352	13.5	178,352
	September	102	6.3	81	219	197	41.1	168,825	17.5	168,825
	October									
	November									
	December									
	Q3 2014	321	-4.2		690			158,125	5.4	
	Q3 2015	326	1.6		699			170,055	7.5	
	YTD 2014	769	-5.6		1,777			162,666	3.6	
	YTD 2015	815	6.0		1,943			160,979	-1.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Third Quarter 2015

		Interest Rates			NHPI, Total Thunder Bay/Greater Sudbury 2007=100	CPI, 2002 =100 (Ontario)	Greater Sudbury Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	108.20	123.30	83.3	6.8	64.1	879
	February	595	3.14	5.24	108.20	124.60	83.1	6.8	63.9	880
	March	581	3.14	4.99	108.20	125.10	82.4	6.7	63.3	886
	April	570	3.14	4.79	108.20	125.90	81.8	6.6	62.8	910
	May	570	3.14	4.79	108.70	126.50	81.6	6.8	62.9	909
	June	570	3.14	4.79	108.70	126.90	81.9	7.0	63.1	913
	July	570	3.14	4.79	108.70	126.50	82.3	6.7	63.2	912
	August	570	3.14	4.79	108.70	126.50	82.4	6.3	62.9	911
	September	570	3.14	4.79	108.70	126.70	82.8	6.0	63.1	898
	October	570	3.14	4.79	108.70	126.80	83.1	6.3	63.5	882
	November	570	3.14	4.79	108.70	126.30	83.7	6.2	63.9	877
	December	570	3.14	4.79	108.70	125.40	84.3	6.0	64.2	875
2015	January	570	3.14	4.79	108.70	125.30	84.4	5.9	64.1	875
	February	567	2.89	4.74	108.60	126.20	84.2	6.3	64.3	878
	March	567	2.89	4.74	108.60	127.10	84.2	6.3	64.3	877
	April	561	2.89	4.64	108.60	126.90	84.3	6.6	64.7	891
	May	561	2.89	4.64	108.80	127.70	84.2	7.0	64.7	908
	June	561	2.89	4.64	109.00	128.20	84.7	7.1	65.2	926
	July	561	2.89	4.64	109.00	128.40	83.9	7.3	64.8	932
	August	561	2.89	4.64	109.00	128.00	83.1	7.0	63.9	933
	September	561	2.89	4.64		127.80	81.7	7.3	62.9	922
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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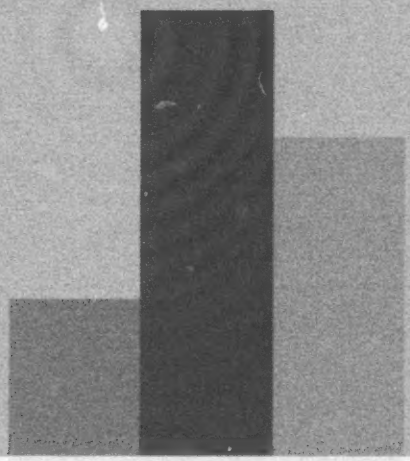

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